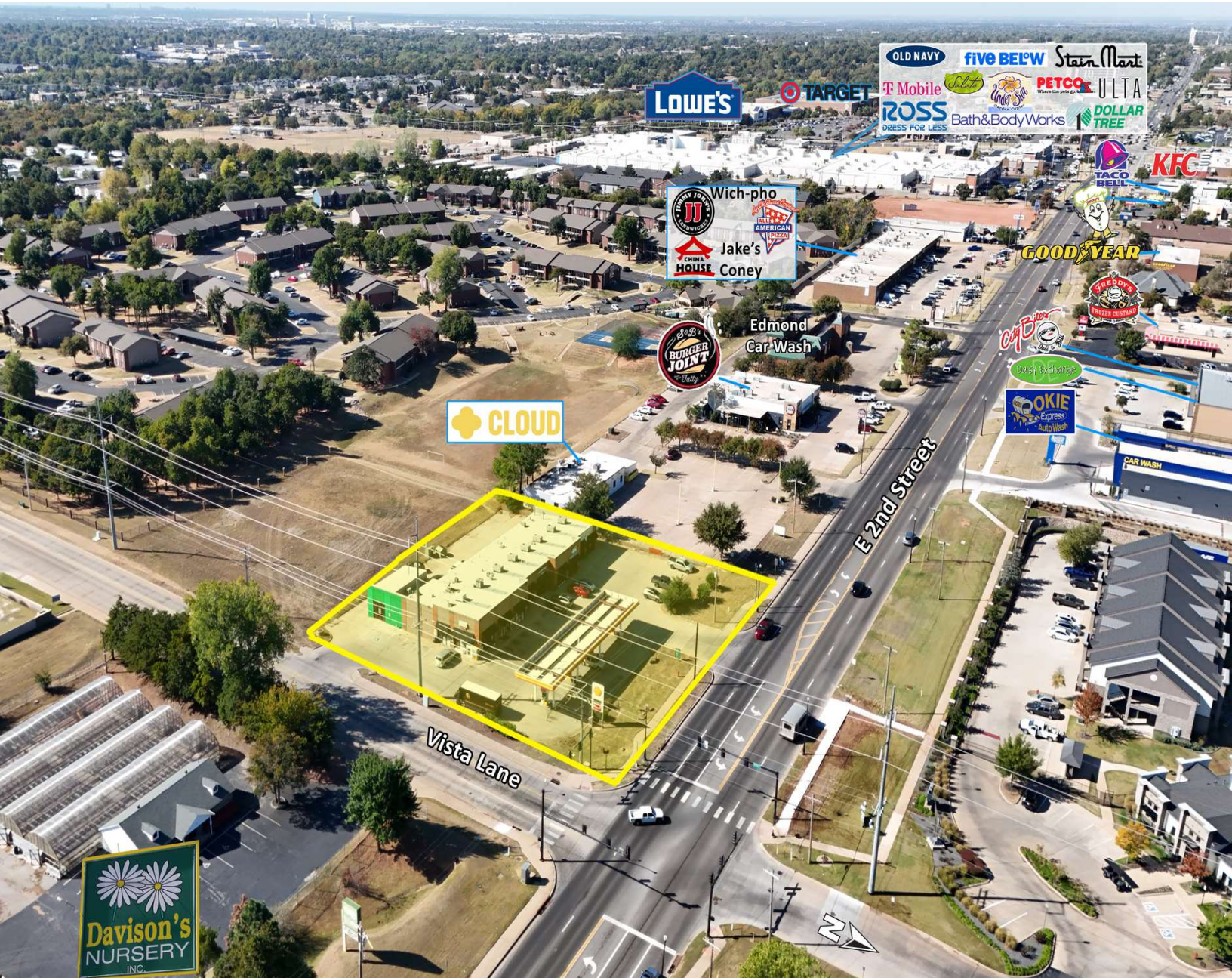


## VISTA RETAIL CENTER

2136 EAST 2ND STREET, EDMOND, OK 73034



**ROSHA WOOD**

retail specialist  
rwood@priceedwards.com  
O: 405.239.1219 C: 405.902.8181

### Lease Rate

\$16.00 - 21.00 SF/yr (NNN included)



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### PROPERTY DESCRIPTION

Situated in the heart of Edmond, this versatile retail center boasts an unbeatable location in a densely populated area, ensuring high foot traffic and visibility.

### PROPERTY HIGHLIGHTS

- **Mixed-Use Flexibility:** This space is easily adaptable, making it ideal for a variety of uses, including retail, office, or even dining establishments.
- **Generous Square Footage:** Ample space allows for customized layouts to suit diverse business needs.
- **High Traffic Area:** Located near major thoroughfares and residential neighborhoods, providing a steady stream of potential customers with additional growth in the immediate area providing great long-term stability for any user in their business success.
- **Modern Amenities:** Equipped with essential infrastructure, including parking, utilities, and access to public transportation.
- **Community Hub:** Close proximity to schools, parks, and other community features enhances its appeal as a local destination.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.00 - 21.00 SF/yr (NNN Included)
<b>Available SF:</b>	1,500 - 2,000 SF
<b>Building Size:</b>	10,868 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 2112-2116</b>	\$16.00 SF/yr	2,000 SF
<b>Suite 2117</b>	\$21.00 SF/yr	1,500 SF

### TRAFFIC COUNTS

<b>East 2nd Street</b>	east	19,500
<b>East 2nd Street</b>	west	26,200

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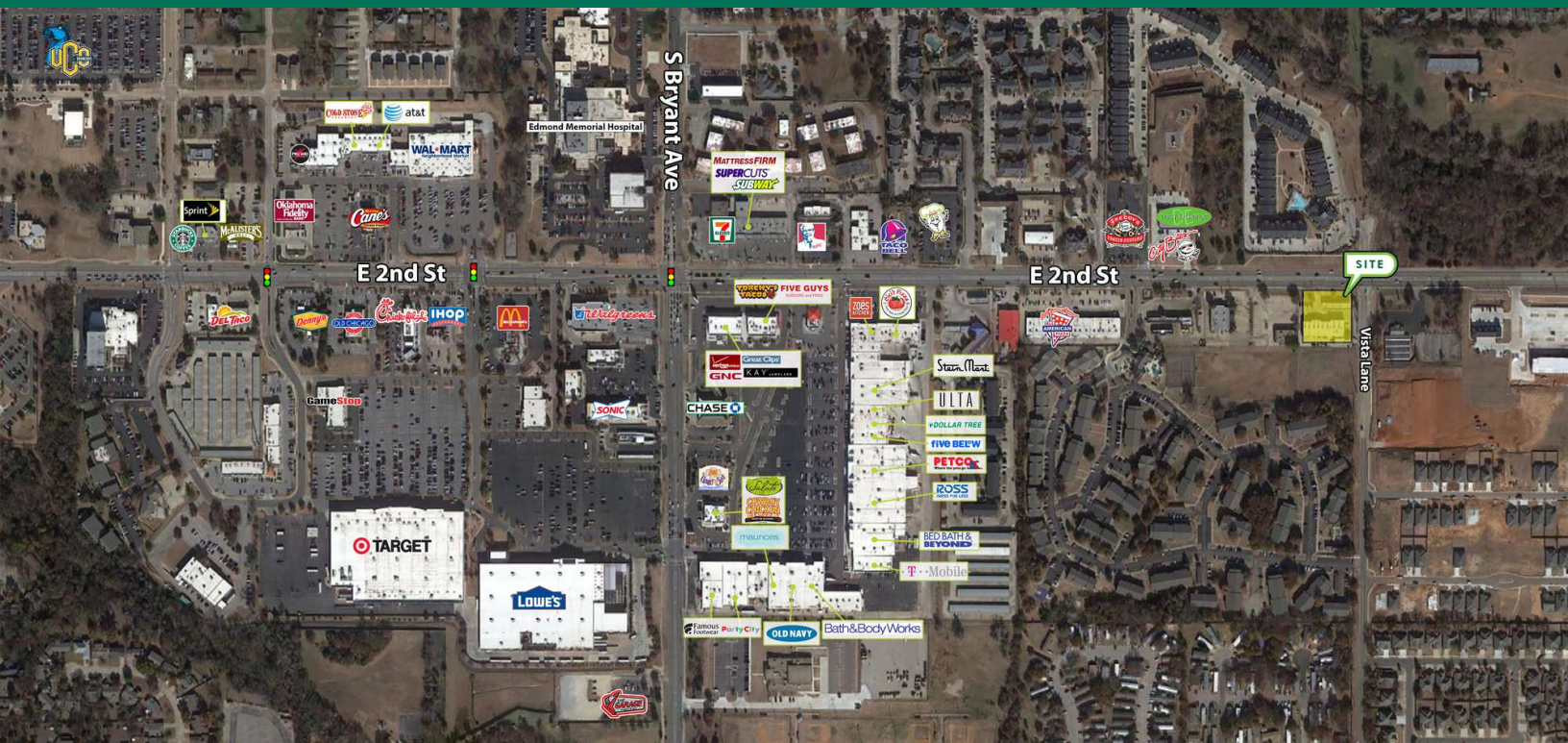
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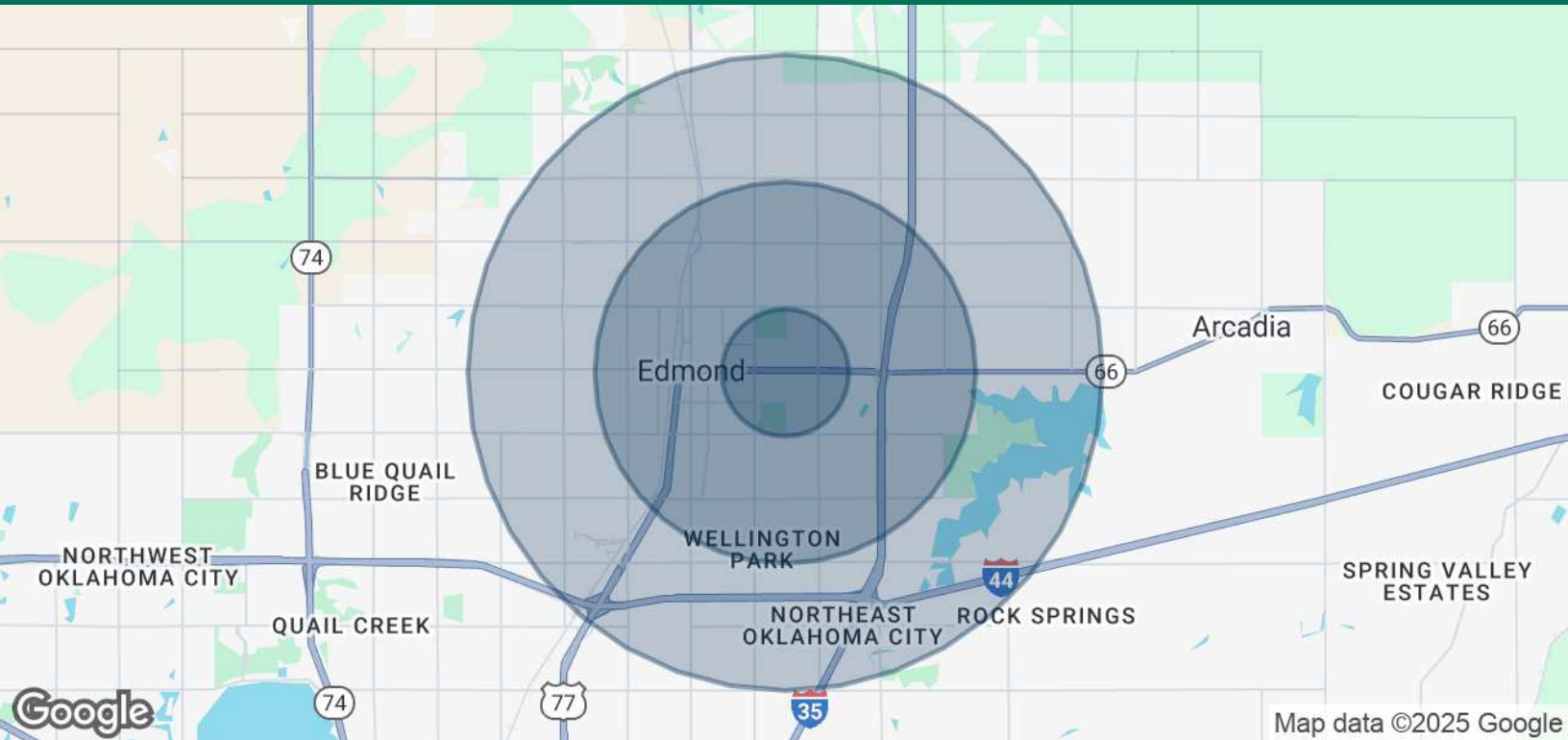
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,116	60,803	122,638
Average Age	35	39	39
Average Age (Male)	35	38	38
Average Age (Female)	36	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,997	24,178	46,702
# of Persons per HH	2.3	2.5	2.6
Average HH Income	\$112,142	\$121,692	\$134,893
Average House Value	\$339,126	\$348,290	\$378,903

Demographics data derived from AlphaMap

11172025

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